

*Approved 12/8/21*

Town of West Tisbury  
Community Preservation Committee (CPC)  
Meeting Minutes – November 17, 2021 5:30 pm  
Virtual Meeting via Zoom

The meeting was called to order by Chairman Cheryl Lowe, at 5:32 pm.

Present: Bea Phear, John Rau, Doug Ruskin, Cheryl Lowe, John Brennan, Jeffrey DuBard

Others: Sara Fuschetto, Administrative Assistant, Joanna McCarthy, Island Housing Trust, John Abrams, South Mountain, Philippe Jordi, Island Housing Trust, Kate Devane, Island Autism, Derrill Bazy, Project Director IHT, Ashley Khattach, MVCMA Tabernacle, Matthew D'Andrea, IHT, William Cummings

Old Business:

The Committee reviewed the minutes from the November 3, 2021 meeting. Cheryl Lowe asked if the Committee had any changes or corrections to the minutes. Bea Phear had a change regarding Huseby School Housing and Doug Ruskin had a change with Island Autism. On a motion made by Phear, seconded by Ruskin, the Committee approved the minutes with changes.

New Business:

Interview applications were Red Arrow Road, Huseby School Housing, and the Island Autism Center.

**Red Arrow Road**

Ruskin and Lowe recused themselves from offering feedback and votes.

John Abrams said South Mountain Company has agreed to purchase three acres of land from Island Cohousing, with a plan to build four houses. One house (one bedroom) at 80% that the town would lottery in conjunction with IHT. Two houses (two bedrooms each) at 140% restrictions that South Mountain would purchase for workforce housing that they would rent or possibly sell to employees or others. One three-bedroom house that would be restricted to year-round living for purchase partners Julius and Mila Lowe. The project needs \$400,000 in subsidies. \$150,000 was applied to CPC, and South Mountain will contribute \$250,000. There is an elaborate permitting process: this project will go to the Planning Board for informal review

on December 12, 2021, and also needs to go to the MV Commission as it was a previous DRI. South Mountain plans to begin construction in summer 2022. They do not need the funds as much as they need the commitment, because that is part of what will make the pro forma work.

Abrams said when South Mountain expanded, they committed to donating \$150,000 to an affordable housing project in West Tisbury to the Commission. He believes this project will be positively received. Abrams confirmed they will be coming before the planning board under the new multi family bylaw. Phear said she believes this timetable is viable and realistic. Rau confirmed that the plan is contingent on all permits. Abrams said all four houses will be restricted for affordable housing, but the restrictions will be different: one will be restricted to year-round housing, two will be restricted to 140% of AMI, and one will be restricted to 80% of AMI. There is not an income restriction on the year-round housing dwelling. The remaining three homes would be restricted in terms of income (one restricted financially to CPC standards). Abrams said the cost will be around \$450/square foot, and the houses will be built to very high standards with zero energy on all four.

Philippe confirmed the requested CPC requested amount is \$125,000, not \$150,000.

### **IHT Huseby School Housing**

Ruskin and DuBard recused themselves from offering feedback and votes.

Philippe Jordi explained some background on the project. IHT entered into a letter of intent with William Cumming, who will donate a 2-acre portion of property and submit a subdivision application to the MVC and the West Tisbury Planning Board. The plan is to secure West Tisbury Planning Board approval to build eight apartments under town zoning bylaw for multi-family housing. This would be located in four duplexes. Four of the eight would be serving tenants earning 100% or less of the median income, and these would be eligible for CPC funding. Preference would be given to Vineyard school employees, including Charter School employees. Permitting would occur over the winter, construction would begin fall 2022, and occupancy spring/summer 2023. Total project costs are estimated at \$3.63; asking for \$400,000 (\$100,000 for each rental serving tenants earning less than 100% of the median income). The request is split to two years and split between the towns. The CPC commitment would be beneficial to the necessary fundraising that would cover the \$1.5 difference.

Jordi said with local preference the project can be limited to town residents and municipal employees. All eight apartments will be given preference to all school employees, across all towns. Jordi said they have not asked other towns to contribute. Rau encouraged Jordi to ask other towns for funding. Jordi added they had an attorney review the demographics for the hospital and Martha's Vineyard public school system. Based on the demographics, the school and hospital are disproportionately employing women and minorities to a higher percentage

than the overall population, so it would not run afoul of fair housing concerns. Jordi offered to share this memo. Phear requested to see it.

## **Island Autism Center**

Lowe, DuBard and Ruskin recused themselves from feedback and votes.

Phear expressed concern with the plan of two houses for four people residing in 5,000 square feet. Phear said this project, without budgetary information at about \$1.1 million is an ill thought proposal. Kate Devane explained there would be 3,600 square feet for the first floor, which would be the only finished portion of the building planned at the moment. Both buildings are described as intense need buildings, staffed 24 hours a day. All of the tenants qualify for one on one care, meaning there will be eight people in the building at all times. Most of the tenants and caretakers are very large men, needing enough space to maneuver people if they have a melt down or if they need space. The buildings are expensive because of autism needs (for example, wainscoting to protect from kicks through walls). Some ideas for the second floor were to incorporate an art studio, exercise area, and a powder room. Devane said these ideas were suggestions from parents who were polled, and the second floor plan should not have been included in the details shared with the CPC. Phear said she had not seen a pro forma or a budget that shows construction or operating costs. Derrill Bazy said they have been working with IHT on a pricing analysis, using Keene's Way as a benchmark for prices. They are estimating \$370/\$380 per square foot not including site work (\$410/\$420 with site work). All six Island towns are giving through their CPAs, and after that the project is dependent upon private fundraising. Bazy said it is estimated at \$1.6 million per building. It would be a two-year request for funds, so they wanted to be scheduled for this year then stagger the duration of the overall construction time in order to be sensitive to neighbors. Devane and Bazy said they could put together an operating budget, even though this may be complicated as they are still assessing what state funding will be provided. Phear and the Committee recognized the Island Autism Center project as a significant need, and are eager to make it a success. Devane agreed to provide a pro forma by January 13, 2022.

## **New CPC Business (continued after interviews)**

Lowe referenced the email from Bruce Stone about the matching CPC money from the state. Ruskin had inquired about the financial distribution and would like to know more about the actual calculation. Fuschetto will inquire further through Stuart Saginor.

Lowe confirmed the next December 8 CPC meeting. Phear would like to keep the optional December 15 meeting in order to talk further about the applications.

John Brennan announced that he would be resigning from the Conservation Commission by the end of 2021. Brennan and Lowe agreed it would be best if Brennan could be present for the vote, and Brennan will amend his last date. The new appointee is invited to the next CPC meetings in order to get up to speed.

Fuschetto asked if the Committee would like to bring in Mike Colaneri from the Housing Committee for an interview. DuBard said he could follow up, but didn't think it would be necessary since both DuBard and Jochsberger are on the Affordable Housing Committee.

With no further business, the Committee voted unanimously to adjourn at 6:55 pm.

Respectfully submitted,

Sara Fuschetto  
Administrative Assistant